

## 3 Bedroom House for Sale in Famagusta - Agia Napa

Located on a private island within the marina, this elegant 3-bedroom villa blends modern comfort with stunning marina views. Designed to high standards, it features open-plan interiors, floor-to-ceiling windows, and a private infinity-edge pool.



### Highlights:

- En-suite bathrooms
- Open-plan living, high ceilings
- Private berth & covered parking
- Infinity pool & landscaped garden
- Smart home system, fully equipped kitchen
- Secure gated island with 24/7 services

### Amenities:

- Spa & fitness center
- Serviced beaches & beach clubs
- Restaurants, shops &a...

Property Info	Plot / Area Info			Additional info
Covered Area	<b>512</b>			Reference Number
Covered Veranda	<b>83</b>	Plot area	<b>529</b>	Property type
Uncovered Veranda	<b>89</b>	Pool	<b>Yes</b>	Condition
Total Number of Floors	<b>2</b>			Bathrooms
				View

Amenities	Location	Region
• Roof Garden	<b>Location:</b> Famagusta - Agia Napa Coordinates: <b>34.978032237923 / 33.94350551776</b>	<b>Famagusta</b>

## Price: €5 100 000 + VAT

VAT for this property is **€759,820** or **€969,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

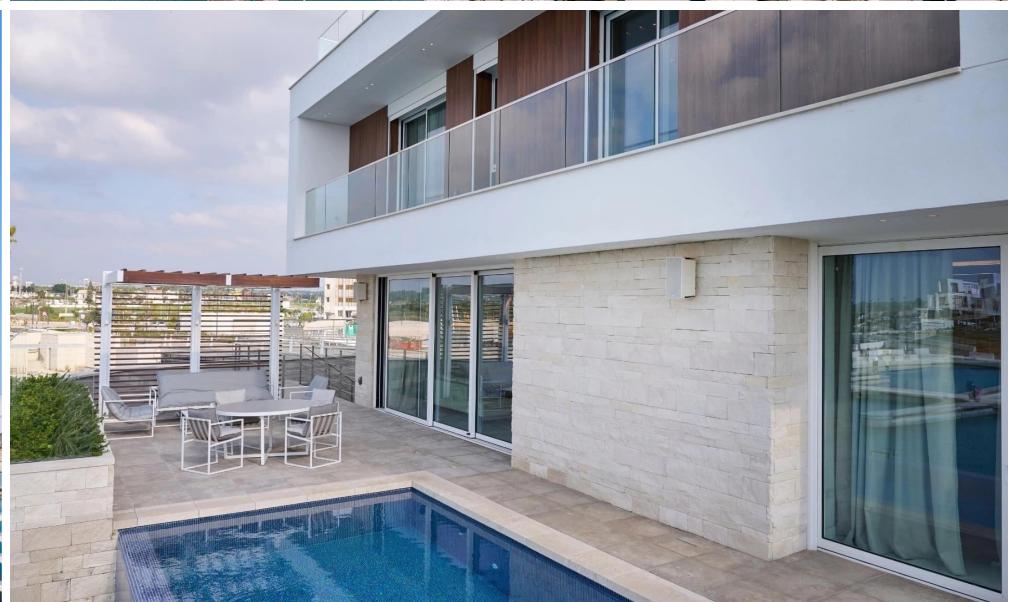
VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€9 961.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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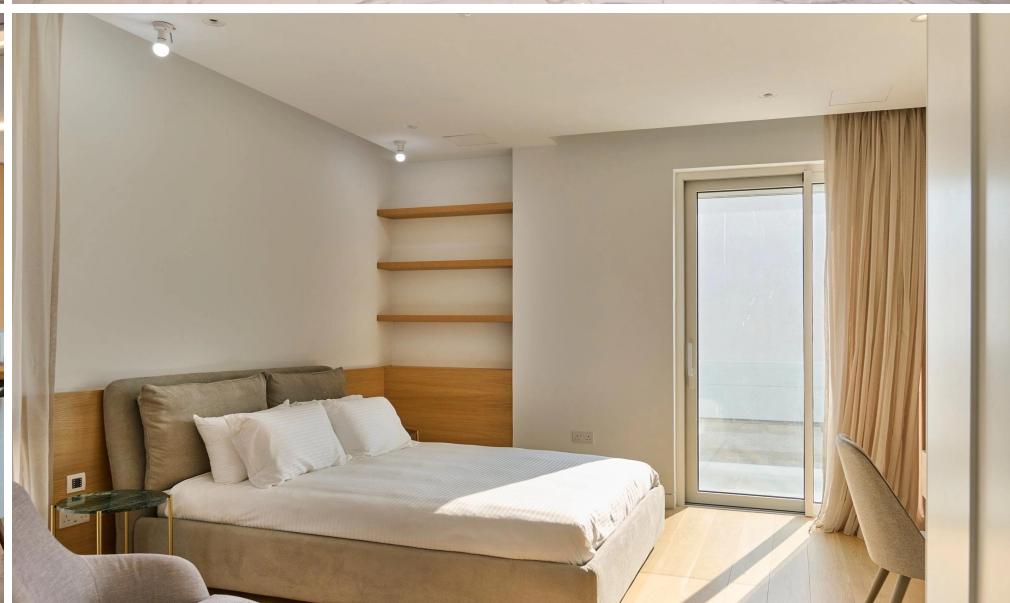
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€5 100 000 on Jul 12, 2025







FIRST FLOOR



GROUND FLOOR

